ESMT OR 316/238
IN OR 2399/1072

ROUNTREE JAMES N & PEGGY A L/E/
7427 COUNTRY LANE
BRYCEVILLE, FL 32009

2024

08-1S-24-0000-0002-0030

BUILDING CHARACTERISTICS

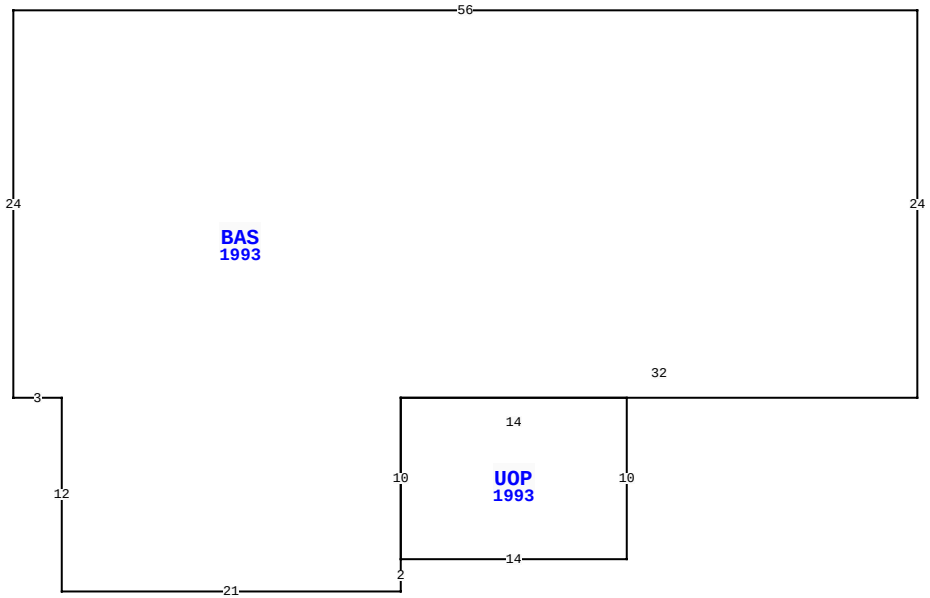
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	39,415
UOP	140	25	35	864
TOTALS	1,736		1,631	40,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,631	117.6000	82.32	134,264	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1596 HX Base Yr



7427 COUNTRY LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,279
TOTAL MARKET OB/XF VALUE	160
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	200,439
SOH/AGL Deduction	126,920
ASSESSED VALUE	73,519
TOTAL EXEMPTION VALUE	HX HB 48,519
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	200,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8334	MH MOVE-ON	29,500	10/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/1072	10/12/2020	LE	U	I	11	100
GRANTOR: ROUNTREE JAMES N & PE						
GRANTEE: TARRANT LORIE & JAM						
0093/0594	7/15/1969	WD	U	V	11	0
GRANTOR: PADGETT WILMA & LAULI						
GRANTEE: ROUNTREE JAMES N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E3 S12 E21 N2 UOP=[YR=1993] E14 N10 W14 S10$ N10 E32 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 160

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS